



Yates Close, Weldon **Leasehold** £210,000

**Pattison
Lane**

Key Features

 2  1  B  B

- Two Bedrooms
- Semi Detached
- Parking for Two Cars
- Immaculate Throughout
- Popular Development

This two bedroom semi-detached home is presented in fantastic order throughout and benefits from parking for two cars. Viewing advised.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

CLOAKROOM

Suite comprising a wash hand basin and WC. Frosted window to front aspect.

LOUNGE 9'1 max x 15'2 (2.76m x 4.62m)

Window to front aspect. Under stairs storage cupboard.

KITCHEN / DINING ROOM 12'6 x 8' (3.81m x 2.43m)

Fitted with a range of units to base and wall with contrasting work surfaces over and rising upstands. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with chimney style cooker hood over. Integrated fridge / freezer. Plumbing and space for washing machine and dishwasher. Central Heating boiler. Window to rear aspect. French style doors opening to the garden.

FIRST FLOOR LANDING

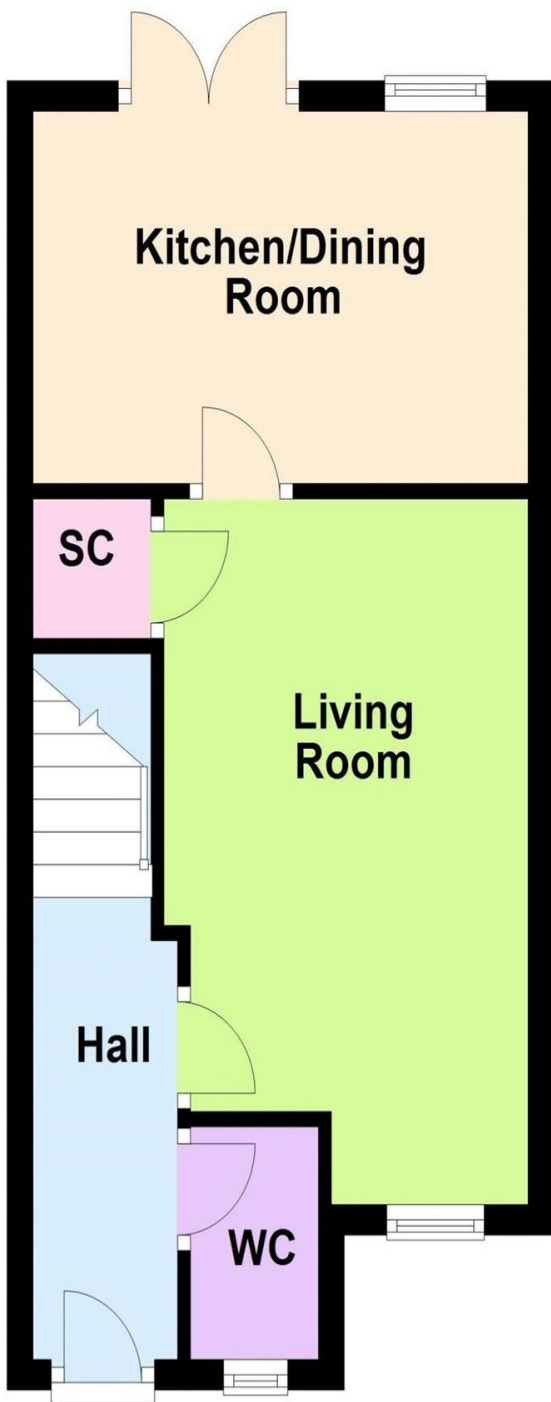
Doors to bedrooms and bathroom.

BEDROOM ONE 12'6 x 8'5 max (3.81m x 2.56m)

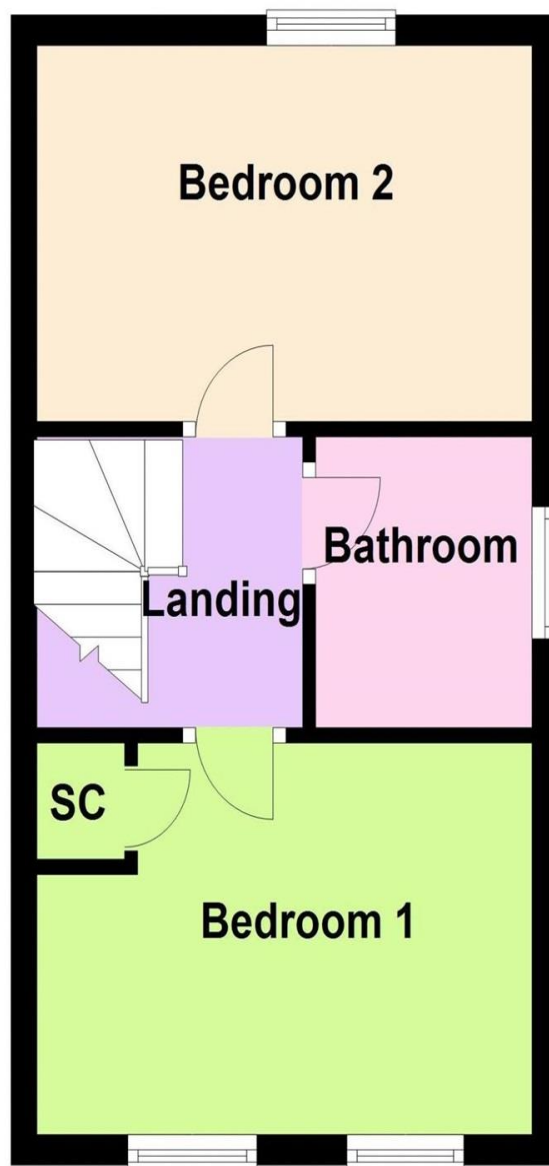
Two windows to front aspect. Storage cupboard.



Ground Floor



First Floor



BEDROOM TWO 12'7 x 8'1 (3.83m x 2.41m)
Window to rear aspect.

BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and low level WC. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Driveway to the front of the property with laid to artificial lawn and access to the main front door. Side gate access to the rear garden.

REAR GARDEN

Enclosed by timber fencing the garden is mainly laid to lawn with a paved patio / seating area.

AGENTS NOTE:

Length of Lease: 999 years from 1st January 2016

Annual Ground Rent: £150.00

Service Charge: To Be Confirmed

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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 SCAN ME



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